



2012 Development Regulations

Development Regulations Amendment No. DR18-07

July, 2018

Prepared by:



URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
DEVELOPMENT REGULATIONS AMENDMENT NO. DR18-07

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the City of Corner Brook adopts Development Regulations Amendment No. DR18-07 to the City of Corner Brook's 2012 Development Regulations.

Adopted by the City Council of Corner Brook on the 25 day of July ^{June 24}, 2018.

SIGNED AND SEALED this 24 day of July, 2018

Mayor: [Signature]

City Clerk: [Signature]

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment was prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



[Signature]

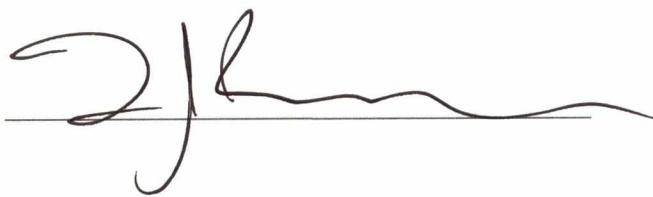
URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
CITY OF CORNER BROOK
DEVELOPMENT REGULATIONS AMENDMENT DR18-07

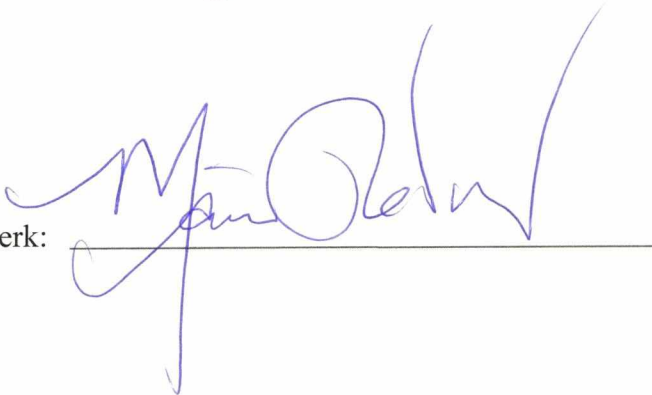
Under the authority of Sections 16, 17, and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of Corner Brook:

- a) Adopted the Development Regulations Amendment DR18-07 on the 25th day of June, 2018;
- b) Gave notice of the adoption of the Development Regulations Amendment DR18-07 by advertisement inserted on the 27th day of June and the 4th day of July, 2018 in the Western Star newspaper;
- c) Set the 12th day of July, 2018 at 7:00 p.m. at the City Hall, Corner Brook, for the holding of a public hearing to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Corner Brook **approves** the Development Regulations Amendment DR18-07 as adopted.

SIGNED AND SEALED this 23 day of July, 2018

Mayor: 

Clerk: 

(Council Seal)

Development Regulations/Amendment	
REGISTERED	
Number	<u>1200-2018-059</u>
Date	<u>August 3, 2018</u>
Signature	<u>Mary O'Leary</u>

(Provincial Registration Stamp)

Contents

1. Type.....	1
2. Purpose	1
3. Public Consultation	1
4. Provincial Release	2
5. Adoption by Council and Public Hearing	2
6. Approval by Council	2
7. Amendment Statement	2

1. Type

Development Regulations Amendment No. DR18-07 to the City of Corner Brook’s 2012 Development Regulations (henceforth the “Amendment”) is a map amendment to the Zoning Map (“C1”, as attached).

2. Purpose

The purpose of this Amendment is to change the zoning of a portion of the subject property at 18 Knights Road from “Comprehensive Residential Development Area (CRDA)” to “Residential Medium Density (RMD)” to accommodate a “single dwelling” residential use.

3. Public Consultation

In accordance with section 14 of the Act, City staff conducted public consultation by advertising the Amendment in a locally circulated newspaper (Western Star) on May 16 and 19, 2018. City staff provided the public with opportunity to inspect and provide comments on the Amendment. Notification letters were also mailed to 13 property owners within the vicinity of the subject property on Knights Road; 11 responses were received, all of which are in support of the proposed development.

4. Provincial Release

In accordance with section 15 of the Act, City staff forwarded the Amendment to the provincial Department of Municipal Affairs and Environment for review. Where no agency or departmental interests were identified, the Amendment was released from the Local Governance and Planning Division on June 12, 2018.

5. Adoption by Council and Public Hearing

In accordance with section 16 of the Act, Council adopted the Amendment on June 25, 2018. In accordance with section 17 of the Act, notice of adoption and tentative public hearing date (July 12, 2018) was published in a locally circulated newspaper (Western Star) on June 27, 2018 and July 4, 2018.

Where no objections were received two (2) days before the tentative public hearing date, Council cancelled the public hearing in accordance with section 20 and subsection 21(1) of the Act.

6. Approval by Council

In accordance with section 23 of the Act, Council approved the Amendment (as adopted) on July 23, 2018.

7. Amendment Statement

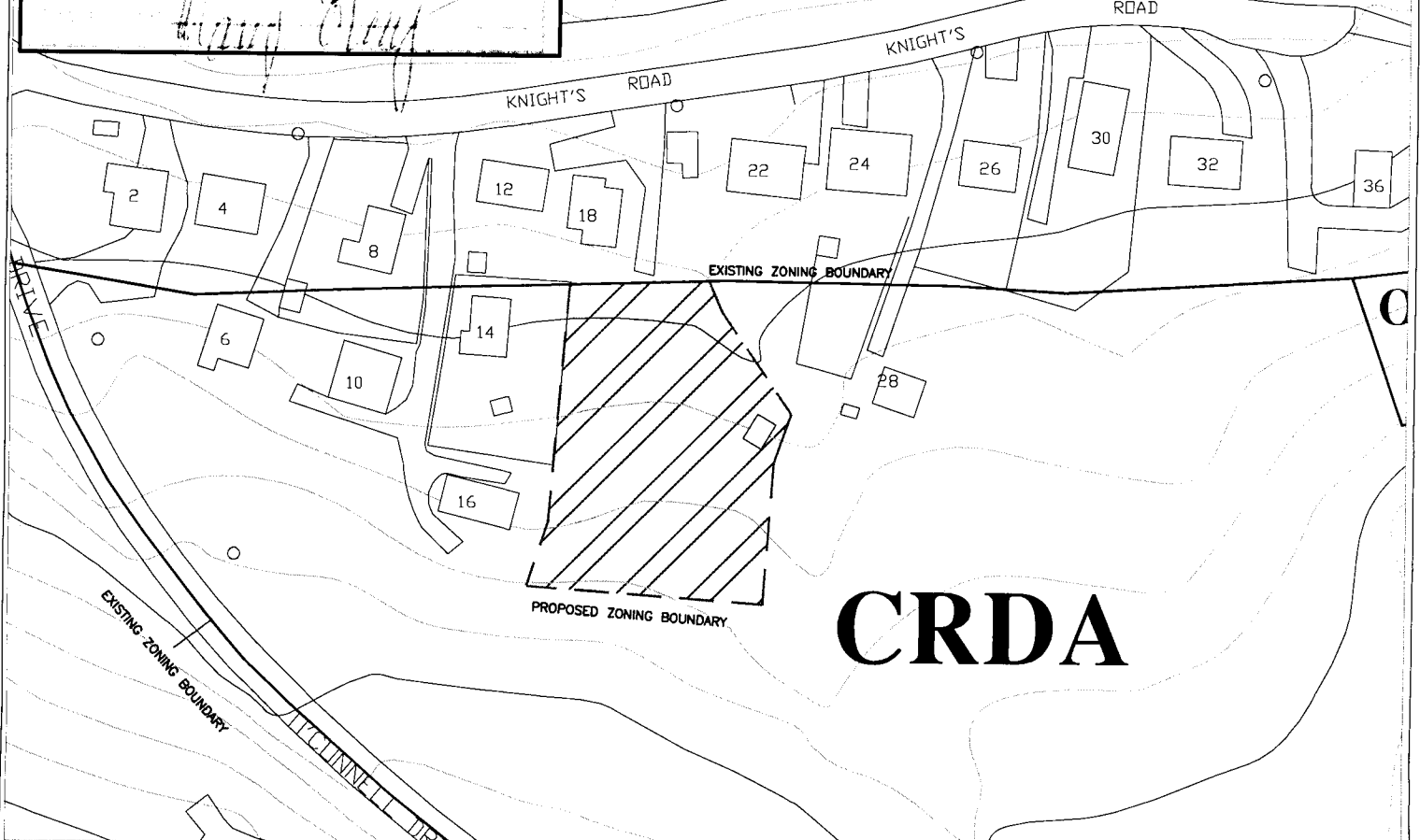
The City of Corner Brook's 2012 Development Regulations are amended by changing the zoning of a portion of the subject property at 18 Knights Road from "Comprehensive Residential Development Area" to "Residential Medium Density" as per the attached Zoning Map "C1".

REGISTRATION APPROVAL

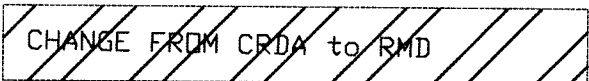
RMD

CRDA

1200-2018-059
 August 2, 2018
 [Signature]



LEGEND



ZONING BOUNDARY

Land Use Designations

- Residential [RES]
- Comprehensive Residential Development Area [CRDA]
- Townsite Heritage Conservation District [THCD]
- Downtown [DT]
- General Commercial [GC]
- Residential/Commercial Mix [RCM]
- Highway and Tourist Commercial [HTC]
- Shopping Centre [SC]

Land Use Designation

- Large Scale Commercial [LSC]
- Waterfront Mixed Use [WMU]
- General Industrial [GI]
- Light Industrial [LI]
- Hazardous Industrial [HI]
- Community Service [CS]
- Innovation District [ID]
- Open Space [OS]

Land Use Designation

- Cemetery [C]
- Environmental Protection [EP]
- Environmental Conservation [EC]
- Protected Water Supply Area [PWSA]
- Rural [R]
- Solid Waste/Scrap Yard [SW/SY]
- Mineral Working [MW]
- Special Management Area [SMA]

CITY OF CORNER BROOK

PROJECT TITLE:

DEVELOPMENT REGULATIONS 2012

DRAWING TITLE:

LAND USE ZONING MAP C1
 (PROPOSED AMENDMENT DR18-07)

City of Corner Brook
 Community Services Department
 Planning Division

DATE: JUNE 2018

SCALE: 1:1250

DESCRIPTION

Change land use zoning from Comprehensive Residential Development Area (CRDA) to Residential Medium Density (RMD)

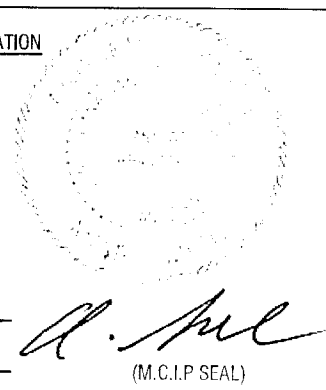
THIS MAP IS A GRAPHICAL REPRESENTATION OF THE CITY OF CORNER BROOK SHOWING THE APPROXIMATE LOCATION OF ROADS, BUILDINGS AND OTHER ELEMENTS. THIS MAP IS NOT A LAND SURVEY AND IS NOT INTENDED TO BE USED FOR LEGAL DESCRIPTIONS.

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I hereby certify that this City of Corner Brook Development Regulations 2012, Map C1 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

M.C.I.P. Andrew C. Smith

DATE July 1, 2018



SEAL AND SIGNATURE

Certified that this City of Corner Brook Development Regulations 2012, Map C1 is a correct copy of the Development Regulations 2012, Map C1 approved by the Council of the City of Corner Brook on the 23 day of July, 2018 (month) (year)

MAYOR

CLERK

DATE

[Signatures of Mayor and Clerk]
 July 23/2018

(COUNCIL SEAL)